

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087361 2 PG(S)

6/26/2026 10:38 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512730

Doc Stamp-Deed: \$2,380.00

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-160281

APN/Parcel ID(s): 0412131009

WARRANTY DEED

THIS WARRANTY DEED dated 6/23/26, by Wallace Ragan a/k/a Wallace Bennett Ragan and Joan Havens a/k/a Joan C. Havens, husband and wife, Individually and as Trustees of the Havens and Ragan Family Trust ated August 4, 2021, hereinafter called the grantor, to William J. Pillar and Melanie K. Pillar, husband and wife, whose post office address is 5000 Ibis Way #101, Venice, FL 34292, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 101, Building 9, of The Villas at Venice, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument Number 2003259665, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Suzanne Sinclair
Witness Signature

Suzanne Sinclair
Print Name

Address: 239 US Rt 1

Falmouth ME 04105

Annabelle Hackett
Witness Signature

Annabelle Hackett
Print Name

Address: 239 US Rt 1

Falmouth ME 04105

Havens and Ragan Family Trust dated August 4, 2021

BY: Wallace Ragan
Wallace Ragan, Individually and as
Trustee

BY: Joan Havens
Joan Havens, Individually and as
Trustee

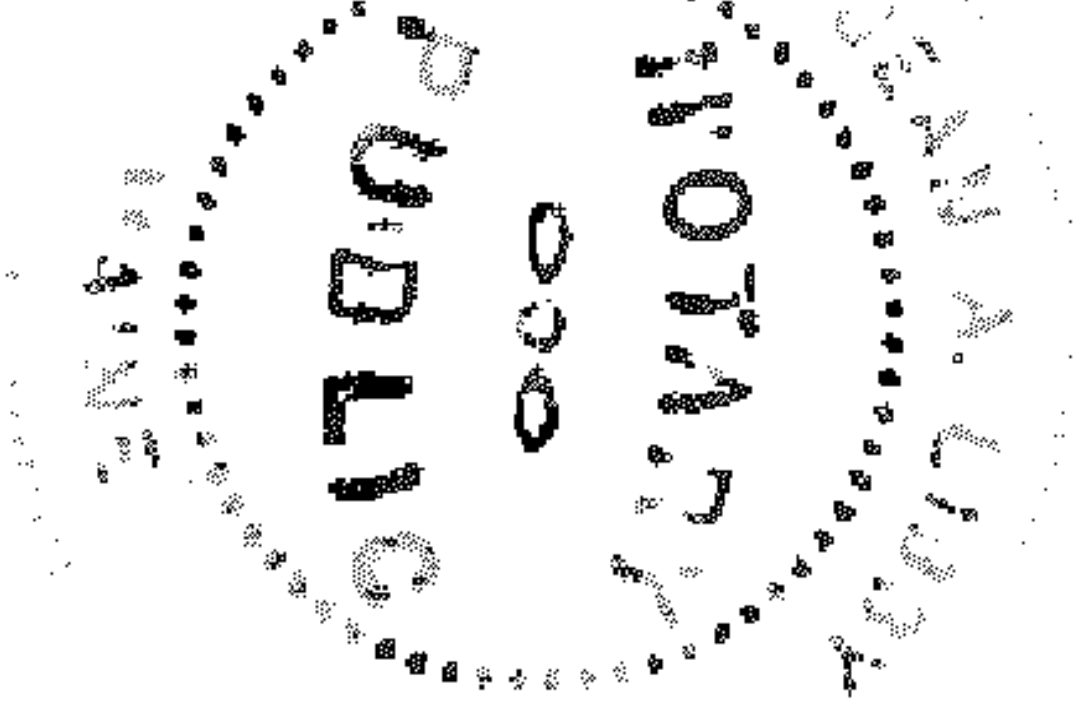
Address: 60 Applegate Ln
Falmouth, ME 04105

State of Maine

COUNTY of Cumberland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of June, 2021, by Wallace Ragan and Joan Havens, Individually and as Trustees, to me known to be the person(s) described in or who has/have produced Maine Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY
Jean A. Libby
Name: Jean A. Libby
Notary Public in and for the State of Maine
My Commission Expires: _____



JEAN A. LIBBY
Notary Public, Maine
My Commission Expires March 3, 2033